



**Maryland Stadium Authority
Request for Qualifications**

Architectural Services

**Planning, Design, & Contract Administration
for Baltimore City College High School**

April 3, 2023

The Maryland Stadium Authority (MSA) is inviting interested Offerors to submit a Statement of Qualifications in response to this Request for Qualifications (“RFQ”) to participate in the procurement of Architectural Services for Baltimore City College High School, a National Register of Historic Places structure and a Baltimore City Landmark Building. This RFQ is the first step in procuring the aforementioned services for MSA and Baltimore City Public Schools (“City Schools”). Through this RFQ, MSA will establish a pre-qualified list of Offerors that will be able to submit proposals in response to the Request for Proposals (“RFP”) that will subsequently be issued to procure the aforementioned services.

This project is pursuant to the Built to Learn Act of 2020 (“the Act”), which became effective on March 14, 2021 as a result of the Legislature’s veto override of HB1300-2020. The Act authorizes the MSA to engage in the renovation and/or replacement of

City Schools buildings and will be implemented and administered through a combination of MSA and City Schools staff.

A feasibility study was conducted to determine the current conditions of the Baltimore City College High School Building and make recommendations regarding a design strategy to modernize this historic structure. The final design must accomplish the following goals on time and on/under budget:

- Academic Upgrade: Ensure educational adequacy of all program components and spaces to meet the site-specific educational specifications and accommodate 21st century learning.
- Building Upgrade: Modernize the building, including all interior and exterior elements and systems, while respecting its historic nature.
- Site Upgrade: Improve vehicular and pedestrian access to the site as well as accommodate ADA, safety, and security upgrades.

The site-specific educational specifications established the total square foot area of this building to be 296,618 square feet. The student capacity of the building is set at 2,061 students. The modernization of the building will consist of a complete renovation of the existing facility, along with the construction of a small addition to address ADA concerns. A copy of the feasibility study and other relevant project information **will be provided to the Offerors who meet the minimum qualifications established in this RFQ.**

Interested Offerors shall clearly demonstrate in their Statement of Qualifications submitted in response to this RFQ that the following minimum qualifications and requirements are met in order to be pre-qualified. Offerors shall address the qualifications and requirements in the order shown below and include specific documentation and narrative to clearly demonstrate how they meet or exceed the stated minimum qualifications.

- Offeror is an architectural firm that is licensed to conduct business in the State of Maryland and has members who are registered to practice architecture in the State of Maryland. Provide copies of the licensing certificates for the firm itself and for the proposed Principal Architect and Project Design Architect.
- Offeror has a minimum of ten (10) years of design experience related to modernization, addition and/or replacement of educational facilities, preferably secondary schools in an urban environment.
- Offeror has a minimum of ten (10) years of design experience related to modernizations of and additions to, historic National Register and/or local landmark or other historic buildings, preferably buildings in an urban environment.
- Offeror presents a minimum of five (5) sample projects that demonstrate it has proven experience with the successful completion of projects of similar size, cost and complexity.

- Offeror has a minimum of five (5) years of significant experience with projects that have Construction Manager at Risk delivery methods.
- Offeror has a minimum of five (5) years of experience with community and school-level administrative involvement during the planning, design, and construction phases of a project.
- Offeror has a minimum of five (5) years of experience in the design and documentation of LEED certified buildings.
- Offeror has experience in innovative design methods to meet the goals of building efficiencies, cost containment, and value engineering.
- Offeror has experience in implementing and evaluating swing space and designing swing space improvements.
- Offeror has the ability to meet the insurance coverage requirements for a project of this size and complexity. Minimum limits are listed below. Additional information regarding insurance will be provided to the Offerors who meet the minimum qualifications established in this RFQ. Provide an insurance certificate and/or a letter from the Offeror's insurance carrier showing limits as listed below that demonstrates that the Offeror can obtain insurance meeting the RFQ requirements if awarded a contract.
 - Professional Liability (PL) - \$5,000,000 coverage per occurrence.
 - Commercial General Liability (CGL) - \$2,000,000 per occurrence, \$4,000,000 general aggregate limit and \$4,000,000 products/completed operations limit.
 - Business Automobile Liability (BAL) - Minimum \$2,000,000 combined single limit on coverage.
 - Worker Compensation and Employers Liability – Part A (Workers Compensation) – statutory requirements of the jurisdiction in which the work is being performed, Part B (Employers Liability) - \$1,000,000 for each accident, \$1,000,000 for each employee and a \$1,000,000 aggregate policy limit for disease.
 - Excess Liability/Umbrella Liability - \$5,000,000 coverage per occurrence.

When listing projects that demonstrate that an Offeror meets or exceeds the minimum qualifications listed above, all of the following information **shall** be provided for each project:

- Project Title and Location
- Owner and Owner Reference
- Gross Square Footage
- Contract Amount - Initial and Final Value (if applicable)
- Project Construction Value
- Dates of Performance - Start and Completion (Actual or Projected)
- Description of the Offeror's involvement in the project

Note that Offerors may add cross references to projects that address multiple minimum qualification items.

Submission of Questions

All questions regarding this RFQ must be uploaded via the following ShareFile link, no later than **April 17, 2023, at 1:00 p.m. Eastern Time**:

<https://mdstad.sharefile.com/r-re33bbadf295248d788f449adb02e1ca5>

Submission of Statement of Qualifications

Statements of Qualification shall include a title page listing the firm's legal business name and contact information for the primary point of contact (name, telephone, and email address). Submissions must be uploaded to the following ShareFile link, no later than **April 24, 2023, at 1:00 p.m., Eastern Time**. Expressions of Interest submitted in any other manner will not be accepted:

<https://mdstad.sharefile.com/r-r172e050c8168450082b3ff6dadb27dd9>

Following the expression of interest period, the submissions will be reviewed by a selection committee and the Offerors deemed qualified will be issued a Request for Proposals (RFP).

Natasha Speaks
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